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<http://planning.lacity.org>

December 9, 2020

Evangeline Inc. (A)
Little Jewel of New Orleans & Swamp Room
490 Rustic Drive
Los Angeles, CA 90065

Perlin Properties (O)
12436 Otsego Street
Valley Village, CA 91607

Eddie Navarrette (R)
FE Design & Consulting
327 E 2nd Street, #222
Los Angeles, CA 90012

CASE NO. ZA-2020-492-CUB
CONDITIONAL USE
207 West Ord Street
Central City North Planning Area
Zone: C2-2
C.D. : 1
D.M. : 133-5A215
CEQA: ENV-2020-493-CE
Legal Description: Fraction of Lot 1, Arb 1,
Block 33, Ord's Survey Tract

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061, I hereby DETERMINE:

that based on the whole of the administrative record, the project is exempt from the CEQA pursuant to CEQA Guidelines, Section 15301, Class 1, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 applies; and,

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,1, I hereby APPROVE:

a Conditional Use to permit the sale and dispensing of a full-line of alcoholic beverages for on- and off-site consumption in conjunction with an existing restaurant and retail market (The Little Jewel of New Orleans and the Swamp Room),

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.
7. Authorized herein is the sale and dispensing of the sale and dispensing of a full-line of alcoholic beverages for on- and off-site consumption in conjunction with an existing 3,715 square-foot restaurant and the ancillary retail market, with the new expansion of 1,345 square-foot lounge area, resulting a total of 5,060 square-feet for floor area. The grant shall be subject to the following limitations:
 - a. The hours of operation shall be limited to 8:00 a.m. to 3:00 a.m., daily.
 - b. Indoor seating shall be limited to a maximum of 98 seats within the restaurant. (The final number of seats shall not exceed the maximum allowable occupant load as determined by the Department of Building and Safety.)
8. Vendor(s) delivery of alcoholic beverages shall be permitted only between the hours of 8:00 a.m. through 7:00 p.m. daily.
9. After hour use shall be prohibited, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.

10. Parking shall be provided in conformance to the LAMC including parking attendants pursuant to Section 12.21-A,5(h) for the approved tandem parking. No variance from the parking requirements has been granted herein.
11. The establishment shall be maintained as a bona fide eating place (restaurant) in conformance with section 23038 of the California Business and Professional Code, with an operational kitchen, in accordance with the definition of such in the LAMC Section 91.0403, and shall provide a full menu containing an assortment of foods normally offered in such restaurants. Food service shall be available at all time during operation hours.
12. No portion of the restaurant shall be deemed to be "private", for the purpose of dispensing alcoholic beverages to selected patrons.
13. There shall be no bar or lounge area upon the licensed premises maintained solely for the purpose of sales, service or consumption of alcoholic beverages. The main purpose and use of the facility shall always be a full-service restaurant.
14. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
15. This establishment is restricted from having private events at the location without prior approval from Los Angeles Police Department (LAPD), Central Vice. Any use of the property for private events, including corporate events, birthday parties, anniversary parties, weddings or other private events which are not open to the general public shall be subject to the same provision and hours of operation unless further restricted by LAPD.
16. No live entertainment of any kind including, but not limited to, patron dancing, live music, Disc Jockey, jukebox or karaoke nights is permitted.
17. The restaurant shall not be leased to promoters or music groups or similar entities for nightclub or concert activity at any time. At no time will the premises host raves, a dance club, or other similar events. There shall be no admission or cover charge at any time.
18. No coin-operated electronic, video or mechanical games, or pool or billiard tables shall be maintained upon the premises at any time.
19. There shall be no disc jockey, topless entertainment, male or female performers or fashion shows. Any background music or other recorded ambient music shall not be audible beyond the area under the control of the applicant.
20. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.

21. A camera surveillance system shall be maintained at all times to monitor the common areas of the business, high-risk areas, sidewalk areas, and entrances or exits. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
22. No pay phone shall be maintained on the exterior and inside of the premises.
23. No booth or group seating shall be installed that completely prohibits observation of the occupants and patrons.
24. Only the front door(s) or entryway(s) shall be used for patron access. All other doors shall be equipped on the inside with an automatic locking device and shall be kept closed at all times other than to permit temporary access for delivery of supplies and trash removal. These doors shall not consist solely of a screen or ventilated security door, but shall be solid.
25. The applicant shall prepare a security plan for review and approval by the LAPD. No later than 12 months after the issuance of the Certificate of Occupancy for establishment, the applicant shall meet with LAPD Central Vice to determine the effectiveness of the security plan. A copy of the security plan shall be submitted to this case file.
26. Operator shall attend periodic meetings with the LAPD, the First Council District, and community members to discuss ongoing operations, recent complaints, and shall make revisions to operational procedures in order to address issues to the satisfaction of the LAPD.
27. If applicant should have security guard(s), the subject security personnel shall be licensed consistent with State Law and the Los Angeles Police Commission standards and maintain an active American Red Cross first-aid card. The security personnel shall be dressed in a clearly marked uniform or professional attire that is readily identifiable to patrons and law enforcement personnel.
28. All security personnel shall maintain order therein and prevent any activity that would interfere with the quiet enjoyment of their property by nearby residents. The security personnel shall, to the reasonable extent possible:
 - Encourage patrons to exit quietly. Security shall monitor any crowd forming at the entrance of the venue. Security will disperse loitering crowds during hours of operation and after closure of business.
 - Prevent loitering at the entrance and parking area of the club.
 - Provide supervised security staff-assisted escorts especially at closing, from the location to the patron's car.
 - Security shall remain posted 30 minutes after end of business hours, and ensure loitering crowds are dispersed and not causing a noise disturbance.

29. Security personnel shall take steps necessary to prevent departing guest who appear to be intoxicated from driving, including observing patrons as they are waling them to their motor vehicle and actively encouraging he alternative use of designated sober drives and/or having a security personnel call a taxi cab or other driving service.
30. The applicant shall fully comply with all California State Department of Alcoholic Beverage Control (ABC) regulations governing the sale of alcoholic beverages for the restaurant.
31. **STAR/LEAD Training.** Within the first six months of already selling alcohol, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program. Upon completion of such training, the applicant shall request the Police Department (LAPD) to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter referencing Case No. ZA-2020-492-CUB from the Police Department to the Department of City Planning as evidence of compliance. In the event there is a change in the licensee, within six months of such change, this training program shall be required for all new staff. The STAR training shall be conducted for all new hires within two months of their employment.
32. Operator and its personnel shall, at all times maintain a policy of not serving obviously intoxicated patrons and taking preventative measure to help avert intoxication-related problems.
33. Operator shall establish an incentive program for designated drivers to provide free or discounted non-alcoholic beverages.
34. Prior to the utilization of this grant, an electronic age verification device shall be purchased and retained on the premises to determine the age of any individual attempting to purchase alcoholic beverages or tobacco products, and shall be installed on at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.
35. Signs shall be prominently posted in English and the predominant language of the facility's clientele, if different and a notice shall be placed therein stating California State Law prohibits the sale of alcoholic beverages to persons under the age of twenty-one years or to intoxicated persons and no such sales will be made.
36. A "No Alcohol beyond this point" shall be posted at the restaurant exits.
37. Smoking tobacco or any non-tobacco substance, including from electronic smoking devices, is prohibited in or within 10 feet of the outdoor areas in accordance with Los Angeles Municipal Code Section 41.50 B 2 C. This prohibition applies to all outdoor areas of the establishment if the outdoor area is used in conjunction with food service and/or the consumption, dispensing or sale of alcoholic or non-alcoholic beverages.

38. The owner or the operator shall comply with California Labor Code 6404.5 which prohibits the smoking of tobacco or any non-tobacco substance, including from electronic smoking devices or hookah pipes, within any enclosed place of employment.
39. All guests and operators shall comply with smoking regulations set forth by the State of California and the City of Los Angeles.
40. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the State Department of ABC and the conditional use herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activity on the subject premises and any exterior area over which the building owner exercises control, including parking lot commonly used by patrons, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.
41. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Additionally, a copy shall be provided to all employees who shall sign an acknowledgment form stating that they have read and understood all the ABC conditions as well as all the conditions of this grant. Said form shall be maintained at the location by the owner and/or manager who shall present it to Police personnel, ABC investigators or any other City agency upon request.
42. No employee or agent shall be permitted to solicit or accept any alcoholic, non-alcoholic beverage, accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the premises, nor shall the licensee provide, permit, or make available, either gratuitously or for compensation, male or female patrons who act as escorts, companions, or guests of and for the customer.
43. Staff will monitor the immediate vicinity in order to ensure that no public consumption of alcoholic beverages occurs. Staff will also be responsible to constantly monitor and ensure patrons do not take open alcoholic beverages for on-site and off-site consumption beyond the entrance doors onto the sidewalk.
44. The applicant, owner and on-site manager(s) shall comply with all applicable laws and conditions and shall properly manage the facility to discourage illegal and criminal activity on the subject premises and any accessory parking areas over which they exercise control.
45. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his/her control to assure behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.

46. These conditions of approval as well as a copy of any Business permit, insurance information, security and any emergency contact phone numbers shall be maintained in the office at all times and produced immediately upon request of the Police Department, the Zoning Administrator, the Department of Building and Safety or other enforcement agency.
47. A copy of the conditions of this letter of determination shall be retained on the premises at all times and produced upon request by the Police Department, the Department of Building and Safety, the Department of City Planning, or the State Department of ABC.
48. Any background music or other recorded ambient music shall not be audible beyond the area under the control of the applicant. Any music, sound or noise including amplified or acoustic music which is under control of the applicant shall not constitute a violation of Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance). At any time, a City inspector may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds those allowed by the citywide noise regulation, the owner/operator will be notified and will be required to modify or, eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers or buffer zones.
49. The establishment shall make an effort to control any unnecessary noise made by restaurant staff or any employees contracted by the restaurant, or any noise associated with the operation of the establishment, or equipment of the restaurant.
50. The business operator/manager shall be responsible for mitigating the potential negative impacts of its operation on surrounding uses, especially, noise derived patrons existing and crowd control during entry and exiting.
51. The petitioner(s) shall place legible signs on the exterior walls of the subject property alerting patrons to keep noise to a minimum, and to be respectful of the properties surrounding neighbors.
52. The owner/restaurant operator shall at all times maintain the abutting public access ways free of obstruction as well as maintaining the premises and adjoining sidewalk free of debris or litter.
53. Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted outside of the subject facility. The applicant shall be responsible for ensuring persons are dissuaded from loitering on or immediately around the subject premises.
54. Prior to the utilization of this grant, a telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the entry, customer service desk, and front desk or near the hostess station visible to the public.

55. Complaints shall be responded to within 24-hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved. This log shall be made available to LAPD, law enforcement, and ABC personnel upon request and presented as part of the application if and when a new application to continue the operation is submitted to the Department of City Planning.
56. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per LAMC section 19.01 E.3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City.
- a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.
 - b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
57. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (Upon his/her initiative, or upon written request by LAPD or Department of ABC) reserves the right to call for a public hearing requiring the applicant to file for a plan approval application together with associated fees pursuant to LAMC Section 19-01-I (Miscellaneous Plan Approval), the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions. The applicant shall prepare a radius map and cause notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office and the Los Angeles Police Department's corresponding division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review, the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.
58. Should there be a change in the ownership and/or the operator of the business, the property owner, business owner, or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been

provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30-days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing the floor plan, seating arrangement or number of seats of the new operation.

59. The Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application, if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or if documented evidence be submitted showing a continued violation(s) of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, and a 500-foot notification radius, shall be submitted to the Department of City Planning within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

60. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- i. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- ii. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- iii. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

- iv. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- v. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

“A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code.”

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after **December 24, 2020**, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>**. Public offices are located at:

Downtown
Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

San Fernando Valley
Marvin Braude
Constituent Service Center
6262 Van Nuys Boulevard,
Room 251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles
Development Services Center
1828 Sawtelle Boulevard,
2nd Floor
Los Angeles, CA 90025
(310) 231-2598

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

NOTICE

The applicant is further advised that subsequent contact regarding this determination must be with the staff assigned to this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on July 27, 2020, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a Conditional Use approval under the provisions of Section 12.24-W have been established by the following facts:

BACKGROUND

The subject property is a 7,336 square-foot rectangular corner lot having a frontage of 70 feet along North Spring Street and 109 feet along West Ord Street. Other addresses included on the subject property include 701 North Spring Street, 703 North Spring Street, 705 North Spring Street, 211 West Ord Street, and 211 ½ West Ord Street. The property is developed with a Mini-Shopping Center consisting of multiple tenants including the subject restaurant/market operating as Little Jewel of New Orleans since 2013 as a specialized grocery, deli and restaurant.

The subject property is zoned C2-2 with a Regional Commercial land use designation within the Central City North Community Plan Area. The subject property is located within Chinatown, a subarea of the Central City North Community Plan area, the East Los Angeles State Enterprise Zone (ZI-2129), a Transit Priority Area in the City of Los Angeles (ZI-2452), the Chinatown Redevelopment Project area (ZI-1084), and an Adaptive Reuse Incentive area. The subject property is not within 500 feet of a School Zone or a Park Zone.

The request involves the upgrade from the sale and dispensing of beer and wine for on-site and off-site consumption to the sale and dispensing of a full-line of alcoholic beverages for on-site and off-site consumption as well as a proposed new 1,345 square foot bar and lounge area with 46 seats expansion, all in conjunction with an existing 3,715 square foot restaurant and market with 42 indoor seats, resulting a total of 98 seats. Proposed hours of operation are from 8:00 a.m. to 2:00 a.m. daily in the C2-2 Zone.

Surrounding properties are within the C2-2 zone and are developed with compatible uses and improved streets. Properties to the north abutting the subject property are zoned C2-2 and are improved with a market, a restaurant and surface parking. Properties to the east across North Spring Street are zoned C2-2 and are improved with a restaurant and surface parking. Properties to the west abutting the subject property are zoned C2-2 and are improved with a restaurant and a market. Properties to the south across Ord Street are zoned C2-2 and are improved with a retail and office building, a bank and a restaurant.

Ord Street, adjoining the subject property to the south, is designated as a Collector Street, dedicated with a varying width of 60 feet to 64 feet and is improved with asphalt roadways, metered parking, concrete curb, gutter and sidewalk.

North Spring Street, adjoining the subject property to the east, is designated as a Collector Street, dedicated with a varying width of 62 feet to 83 feet and is improved with paved roadway, metered parking, concrete curb, gutter and sidewalk.

New High Street, adjoining the subject property to the west, is designated as a Collector Street, dedicated to a varying width of 60 feet to 73 feet and is improved with paved roadway, metered parking, concrete curb, gutter and sidewalk.

Previous zoning related actions on the site/in the area include:

A 600-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Zoning Administrator determinations associated with the sale and dispensing of alcoholic beverages. The following Zoning Administrator determinations associated with the sale and dispensing of alcoholic beverages were found.

Subject Property:

Case No. ZA-2016-2693-CUB – On December 30, 2016, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a beer and wine for on-site and off-site consumption in conjunction with an existing restaurant/market.

Surrounding Properties:

Case No. ZA-2018-3558-CUB – On November 21, 2018, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of beer and wine for on-site consumption within an existing restaurant inclusive of an outdoor patio in the C2-2 Zone, located at 727 North Broadway, Unit 122 (727 North Broadway, 724 and 726 North Hill Street).

Case No. ZA-2017-2188-CU-CUB – On October 31, 2017, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of beer and wine for on-site consumption, in conjunction with the operation of a new restaurant/lounge within an existing hotel building, located at 711 North Main Street, 701-703 North Main Street, 666-668 North Spring Street, and 101 West Cesar Chavez Avenue.

Case No. ZA 2014-1563-MCUP-CUX – On December 12, 2014, the Zoning Administrator approved a Master Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a maximum of four proposed restaurants and to permit the sale for on- and off-site consumption of beer and wine in a proposed retail shop with a tasting room; and a Conditional use to permit public dancing in one of the four proposed restaurants, all in conjunction with a maximum of five venues proposed at the ground level of a mixed-use development located at 607-641 North Broadway and 401-417 West Cesar East Chavez Avenue.

Case No. ZA 2014-1001-CUB-CUX-CU – On November 18, 2014, the Zoning Administrator approved a conditional use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a proposed restaurant/bar with live entertainment and dancing in the C2-2 Zone located at 686 North Spring Street, #202-204.

PUBLIC HEARING

A Notice of Public Hearing was sent to property owners and/or occupants within 500-feet from the subject site for which an application as detailed below was filed with the Department of City Planning. The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the project. All interested persons were invited to attend the public hearing where they could listen, ask questions or present testimony regarding the project. Interested parties were also invited to submit written comments regarding the request prior to the public hearing. The hearing was held on Wednesday, July 27, 2020 at approximately 11:00 a.m. In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the hearing was conducted entirely telephonically.

The applicant provided the following comments:

- The existing restaurant and market opened in 2014, serving specialty and traditional New Orleans food and drinks not found anywhere else in the City.
- The restaurant currently is able to serve beer and wine for both on- and off-site consumption.
- An adjacent corner retail space is available, the applicant planned to expand the restaurant into it. The concept is to provide an additional full-service sit-down counter and dining area.
- The current concept is like a cafeteria.
- The applicant proposes an upgrade of alcoholic beverage service from beer and wine to full-line service, serving specialty liquor products from New Orleans.
- The applicant has met with LAPD.
- The applicant does not propose live entertainment or dancing.
- The operator will provide a doorman at the corner.
- The full Neighborhood Council was not able to meet, but the sub Planning and Land Use Committee supports the project.

Marcos Bengner, project owner:

- He is looking to provide a full service.
- The restaurant caters to neighborhood.
- There is more dining service than the grocery sales.
- He is not opposed to expand the market component.

Chris Logg, a local resident:

- He has lived in Downtown for the last ten years.
- He patronizes the restaurant since it opened.
- He supports the expansion.
- The food is amazing and at the right price point.
- The restaurant is a cultural landmark and a slice of New Orleans in Los Angeles.
- It is nice to see life injected into more shopping places in Chinatown and not decamping to San Gabriel Valley.

Bonnie Singh, an interest party:

- She is a regular patron of Chinatown. Chinatown is not just about Chinese people, it is a cultural events and historic location.
- Little Jewel of New Orleans is affordable, and it provides variety and diversity for people to enjoy.
- The restaurant is outstanding because of its great customer service, and we need to support small businesses.

Ling Hung, an interest party:

- She lives in Downtown Los Angeles, but she grew up in Chinatown since when she was four years old.
- She is long time Chinatown patron, but she has seen a lot of change in Chinatown.
- The project adds value to the community and Chinatown needs revitalization.

LAPD Officer:

- LAPD recommends the business hours to be 8:00 a.m. to 3:00 a.m.
- 3:00 a.m. closing time is good because it allows an available food service location to provide food service for patrons that exit from other alcoholic beverage serving places that close at 2 a.m.

Shirley Vharg, a local resident:

- She has lived in Chinatown for ten years.
- She supports the project.

Zoning Administrator's Note: The Associate Zoning Administrator, Fernando Tovar, was the assigned the Zoning Administrator who heard the case, and he approved the project with a 3:00 a.m. closing time. However, Zoning Administrator Tovar retired on November 6, 2020, before he was able to issue the determination.

The project was reassigned to Associate Zoning Administrator, Jack Chiang, to complete the issuance of the determination. The above hearing testimonies was transcribed from Mr. Tovar's handwritten hearing notes to the best of its accuracy.

Agency Communication:

Los Angeles Police Department – Central Area issued a non-opposition letter, dated July 28, 2020, stating the Department was not in opposition to the issuance of a CUP for the subject project as long as 50 recommended conditions are imposed.

Historical Cultural North Neighborhood Council, Planning and Land Use Committee issued a meeting minute of its July 14, 2020 meeting that the Committee voted 5-0 in favor of recommending the approval of the Conditional Use to the full Neighborhood Council Board.

CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
- No "Happy Hour" type of reduced-price alcoholic beverage shall be allowed at any time when sold individually. However, the bar may offer beverages at a discounted price when it is sold in combination with a food item.
- Any alcoholic beverage shall be in conjunction with a meal order.

- There shall not be a requirement to purchase a minimum number of drinks.
- The quarterly gross sale of alcoholic beverages shall not exceed the gross sales of food during the same period. The Petitioner(s) shall, at all times, maintain records which separately reflect the gross sales of food and the gross sales of alcoholic beverages for the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the police department upon demand.
- There shall be no service, sales or possession of an alcoholic beverage on any sidewalk or parking lot.
- The applicant shall ensure that no alcoholic beverage which are purchased within the applicant's establishment area consumed on any property adjacent to the licensed premise that is under the control of the applicant.
- No person under 21 years of age shall sell or deliver alcoholic beverages.
- No portable bar(s) shall be permitted at the location. A waitress or waiter shall conduct all alcoholic beverages service.
- No self-service of alcoholic beverage is permitted.
- At no time shall the retail/market portion of the establishment sell any alcoholic beverage for on-site consumption.
- There shall be no "bottle service" of distilled spirits; "Magnum: sized wine/champagne, nor "Buckets" of beer allowed.
- No sales of keg beer is permitted.
- No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverages from any customer while in the premises.
- The subject alcoholic beverage license shall not be exchanged for a public premise type license.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a Conditional Use Permit from the Zoning Administrator are located within Section 12.24-W of the Los Angeles Municipal Code. In order for the sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

FINDINGS

- 1. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The subject property is a 7,336 square-foot rectangular corner lot having a frontage of 70 feet along North Spring Street and 109 feet along West Ord Street. The property is developed with a Mini-Shopping Center consisting of multiple tenants including the subject restaurant/market operating as Little Jewel of New Orleans since 2013 as a specialized grocery, deli and restaurant. The site is located in the C2-2 zone with a Regional Commercial land use designation within the Central City North Community Plan Area. The subject property is located on the corner of Ord Street and North Spring Street. The surrounding properties are zoned C2-2 and the area is characterized by a variety of commercial establishments including many restaurants and eateries. A block away is the well-known historic Philippe's The Original French-dip restaurant.

The existing restaurant and market was previously approved for beer and wine under Case No. ZA-2016-2693-CUB. The existing restaurant will continue to provide a service to the community and provide an ancillary amenity with the upgrade to a full-line of alcoholic beverages, expansion of the restaurant and market and extended hours of operation. This request is to continue to provide alcohol service as an added component to meals. The request includes the upgrade from the sale and dispensing of beer and wine for on-site and off-site consumption to the sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption in conjunction with an existing 3,715 square foot restaurant and market with 42 indoor seats and with a proposed 1,345 square foot lounge area with 56 seats, a total of 98 seats. Proposed hours of operation are from 8:00 a.m. to 4:00 a.m. daily in the C2-2 Zone, however, the closing time was agreed by LAPD, the applicant, and the Zoning Administrator to 3:00 a.m. at the July 27, 2020, public hearing. The upgrade from beer and wine to a full-line of alcoholic beverages on the subject site in conjunction with the conditions imposed to address the operational and alcohol-related conduct will assure that the service of a beer and wine on the subject site will continue to be beneficial to the community.

The use of the subject site in conjunction with the conditions that are imposed by this grant will continue to address the operational and alcohol-related conduct and issues to assure that the service of a full-line of alcoholic beverages for on-site and off-site consumption will not be detrimental to the community. The history of the operator has reflected responsible management related to alcohol sales. The extended square footage and hours will allow for the subject establishment to continue to serve the community and allow the convenience of late-night dining and the sales of special food and beverage items found in New Orleans. Therefore, as conditioned the approval of the request will continue to enhance the built environment in the surrounding neighborhood and will continue to perform a function or provide a service that is essential or beneficial to the community.

2. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The subject property is improved with a one-story mini-shopping center and consists of commercial uses including the subject restaurant and market. The project's location, size, height, operations and other significant features are compatible with the adjacent properties and surrounding land uses. The project is consistent with the uses envisioned in the Central City North Community Plan. The subject site is an existing 3,715 square foot restaurant and market with 42 indoor seats and is proposing a 1,345 square foot lounge area expansion with 56 seats, a total of 98 seats. The applicant seeks the upgrade and authorization for the on-site and off-site sale, dispensing and consumption of a full-line of alcoholic beverages. The grant allows an extension of the closing hours from the previous grant.

The surrounding area is developed with improved streets, retail and commercial uses. The abutting properties to the north abutting are zoned C2-2 and are improved with a market, a restaurant and surface parking. The properties to the east across North Spring Street are zoned C2-2 and are improved with a restaurant and surface parking. Abutting properties to the west are zoned C2-2 and are improved with a restaurant and a market. Properties to the south across Ord Street are zoned C2-2 and are improved with a retail and office building, a bank and a restaurant.

The subject site was previously authorized for the on-site and off-site sale and dispensing of beer and wine within the existing restaurant and market. No complaints have been received for the record concerning the operations of the subject site. Consideration has been given to the extended operating hours and the applicant's history of operating with an existing conditional use. The conditional approval of this grant provides alleviation for any potential effects from the sale and on-site consumption of beer and wine within the existing restaurant and market. These operating conditions in conjunction with the Monitoring, Verification and Inspection Program (MViP) will allow the City the opportunity to continue to monitor and verify compliance of the conditions imposed by this grant. Therefore as conditioned, the upgrade to sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption and the expansion of the existing restaurant and market will not adversely affect or further degrade the adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety of the community.

3. **The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The City of Los Angeles' General Plan consists of elements that dictate policies that advance and manage development in the City and address environmental issues. The subject site is located within the Central City North Community Plan Area, the East Los Angeles State Enterprise Zone, and a Transit Priority Area in the City of Los Angeles.

The Central City North Community Plan Map designates the property for Regional Commercial land use with the corresponding zones of CR, C1.5, C2, C4, RAS3, RAS4, R3, R4, and R5. The land use designation and surrounding zoning permits for a variety of mixed commercial and retail uses including the subject restaurant and market. The Central City North Community Plan text is silent in regards to alcohol sales however, the conditional authorization for the sale and dispensing of alcohol for on-site and off-site consumption within the subject site is allowed through the approval of the Zoning Administrator, subject to certain findings.

The purpose of the Central City North Community Plan is “to promote an arrangement of land uses, streets, and services which will encourage and contribute to health, safety, welfare and convenience of the people who live and work in the community,” within the larger framework of the City in conformance with the goals and objectives of local and regional plans and policies. The use of the subject site is consistent with and aids to advance the following objectives identified in the Central City North Community Plan and objectives and policy identified in the General Plan.

Goal 2: A strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district.

Objective 2-1: To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services.

Policy 2-1.3: Insure the viability of existing neighborhood stores and businesses which support the needs of local residents and are compatible with the neighborhood.

The request is also consistent with Chapter 7 of the General Plan Framework Element objectives:

Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.

Policy 7.3.2 : Retain existing neighborhood commercial activities within walking distance of residential areas.

The availability of the continued sale and dispensing of alcoholic beverages for on-site and off-site consumption is often an expected amenity and a central component of restaurants and markets. Moreover, the proposed use will continue to contribute to furthering the commercial and job development of Chinatown. Therefore, the proposed use of the subject site conforms to the intent, purpose, and provisions of

the General Plan and the Central City North Community Plan and advances the objectives and intent of the plan by offering a service that will address the needs of the visitors and residents in the community.

4. **The proposed use will not adversely affect the welfare of the pertinent community.**

The subject restaurant/market is located within Chinatown, a subarea of the Central City North Community Plan area along Ord Street and North Spring Street. The property is developed with a Mini-Shopping Center consisting of multiple tenants including the subject restaurant/market operating as Little Jewel of New Orleans since 2013 as a specialized grocery, deli and restaurant. The restaurant/market currently offers beer and wine for on-site consumption in conjunction with meals and has an active Type 41 ABC license (License No. 572020).

There were no ABC disciplinary actions found. Additionally, there were no correspondence submitted to the record that indicated that the sale, dispensing of alcoholic beverages for on-site and off-site consumption in conjunction with the subject restaurant/market will be detrimental to the pertinent community.

The Zoning Administrator has imposed conditions to safeguard peaceful enjoyment and quality of life for neighboring properties. The applicant is responsible for assuring that the operation will not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses. The conditions will also ensure that the subject site does not become a nuisance to the community. The grant requires the operator to provide contact information that will allow the community to communicate complaints and concerns due to the operations of the subject site to the operator. Additionally, the applicant is required to monitor both patron and employee conduct on the premises and within the parking areas under their control to assure behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses. The request is for the upgrade from the on-site sale and dispensing of beer and wine to the sale and on-site consumption of a full-line of alcoholic beverages in conjunction with the operation of the existing restaurant/market with a proposed expansion.

The subject grant has been conditioned to address the potential impacts that may arise from the sale and dispensing of alcoholic beverages for on-site and off-site consumption. The conditions imposed by this grant require responsible management and deterrents against underage drinking. It also requires employees who are involved in the sale and dispensing of alcohol, undergo training provided by the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. There are no requests for patron dancing. Moreover, the imposed conditions will ensure that the use is desirable to the public convenience and general welfare of local patrons, tourists and residents within a close proximity and not adversely affect the welfare of the pertinent community.

5. **The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**

According to the California Department of Alcoholic Beverage Control licensing criteria, two (2) on-sale and one (1) off-sale alcoholic beverage licenses are allocated to subject Census Tract No. 2071.02. Data provided on the ABC's License Query System indicate that there are 21 existing on-site and three (3) existing off-site alcoholic beverage licenses within the subject Census Tract. The subject site has an existing Type 41 ABC license (License No. 572020) since March 22, 2017. There were no disciplinary actions found.

According to statistics provided by the Los Angeles Police Department Central Division, which has jurisdiction over the subject property within Crime Reporting District No. 111, a total of 694 crimes were reported in 2019 (470 Part I Crimes and 224 Part II Arrests) compared to the citywide average of 170 crimes and arrests and the high crime average of 204 crimes for 2019. In 2019, there were (0) Forgery/Counterfeit, (0) Fraud/Embezzlement, (1) Receive Stolen Property, (11) Weapon (carry/poss), (1) Prostitution/Allied, (7) Sex (except rape/prst), (0) Against Family/Child (3o) Narcotics, (12) Liquor Law, (5) Public Drunkenness, (0) Disturbing the Peace, (5) Disorderly Conduct, (0) Gambling, and (21) DWI related arrests. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

Concentration can be undue when the addition of a license will negatively impact a neighborhood. Concentration is not undue when the approval of a license does not negatively impact an area, but rather such license benefits the public welfare and convenience. The subject site is located within a Census Tract where the number of active on-site ABC licenses exceeds ABC guidelines. The subject site has an existing ABC license, and will continue with essentially the same conditions. The crime rate in the reporting area is higher than the citywide average. The conditions of this grant will continue to safeguard the community. Additionally, there was no evidence submitted for the record establishing any link between the subject site and the area's crime rate. The approval of the request will allow the applicant to continue to provide a convenient amenity to the community, and visitors. The conditions of this grant will ensure the use remains compatible with surrounding uses. Therefore, approval of the request will not contribute to the area's crime and will not result in an undue concentration of licensed premises.

6. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

The subject property is zoned for commercial use and will continue to be utilized as such with the approval of this request. The following sensitive uses were observed within a 1,000-foot radius of the subject property:

- Multi-Family Residential Uses
- So Cal Teo Chew Association, 649 North Broadway
- The California Endowment, 1000 Alameda Street
- Chinatown Branch Public Library, 639 North Hill Street
- La Plaza Methodist Church, 115 Paseo De La Plaza
- Los Angeles Plaza Park, 125 Paseo De La Plaza

The project is consistent with the zoning and in keeping with the existing uses adjacent to the restaurant and market. The surrounding neighborhood is characterized with a mixture of commercial and retail uses. The Zoning Administrator has considered the distance of the subject establishment from the sensitive and residential uses. The conditions of the grant address safety, noise and security to protect the health, safety and welfare of the community. The availability of a full-line of alcoholic beverages for on-site and off-site consumption within the restaurant and market will continue to contribute to the development of the community and will serve residents and the local employees as well as visitors. There was no evidence presented indicating that the approval of the conditional use would be detrimental to any of these sensitive uses. Therefore, as conditioned, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

ADDITIONAL MANDATORY FINDING

7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is not located within a Flood Zone.

Inquiries regarding this matter shall be directed to Michelle Carter, Planning Staff for the Department of City Planning at michelle.carter@lacity.org or (213) 978-1262.


JACK CHIANG
Associate Zoning Administrator

JC:MC:bk

cc: Councilmember Gilbert Cedillo
First Council District
Adjoining Property Owners

PROJECT INFORMATION

LEGAL DESCRIPTION

211 W ORD ST
 207 W ORD ST
 211 1/2 W ORD ST
 ZIP CODE 90012
 PIN NUMBER 133-5A215 143
 LOT/PARCEL AREA (CALCULATED) 6,634.1 (50 FT)
 THOMAS BROTHERS GRID PAGE 634 - GRID G3
 ASSESSOR PARCEL NO. (APN) 5408025001
 TRACT OPD'S SURVEY
 MAP REFERENCE 3M R 53-66/73
 BLOCK 33
 LOT FR 1
 ARB (LOT CUT REFERENCE) 133-5A215
 MAP SHEET

JURISDICTIONAL

COMMUNITY PLAN AREA CENTRAL CITY NORTH
 AREA PLANNING COMMISSION CENTRAL
 NEIGHBORHOOD COUNCIL HISTORIC CULTURAL NORTH
 COUNCIL DISTRICT CD 1 - GILBERT CEDILLO
 CENSUS TRACT # 2071.02
 LADDS DISTRICT OFFICE LOS ANGELES METRO

PLANNING & ZONING

SPECIAL NOTES : NONE
 ZONING : C2-2
 ZONING INFORMATION (ZI) : ZI-2129 EAST LOS ANGELES STATE ENTERPRISE ZONE
 ZONING INFORMATION (Z) : ZI-2488 CHINATOWN
 ZONING INFORMATION (Z) : ZI-2452 TRANSIT PRIORITY AREA IN THE CITY OF L.A.
 GENERAL PLAN LAND USE : REGIONAL COMMERCIAL
 GENERAL PLAN FOOTNOTE(S) : YES
 HILLSIDE AREA (ZONING CODE) : NO
 HISTORIC PRESERVATION REVIEW : NO
 CDD: COMMUNITY DESIGN OVERLAY : NO
 CPIO: COMMUNITY PLAN IMPROV. OVERLAY : NO
 CUGU: CLEAN UP-GREEN UP : NO
 NSO: NEIGHBORHOOD STABILIZATION OVERLAY : NO
 POD: PEDESTRIAN ORIENTED DISTRICTS : NO
 SN: SIGN DISTRICT : NO
 STREETSCAPE : NO
 ADAPTIVE REUSE INCENTIVE AREA : NO
 ELLUS ACT PROPERTY : NO
 RENT STABILIZATION ORDINANCE (RSO) : NO
 CRA - COMMUNITY REDEVELOPMENT AGENCY : NONE
 CENTRAL CITY PARKING : NO
 DOWNTOWN PARKING : NO
 BUILDING LINE : NONE

PROJECT INFORMATION

THE LITTLE JEWEL OF NEW ORLEANS & THE SWAMP ROOM

207-211 ORD STREET
 LOS ANGELES, CA 90012

SUBMITTALS

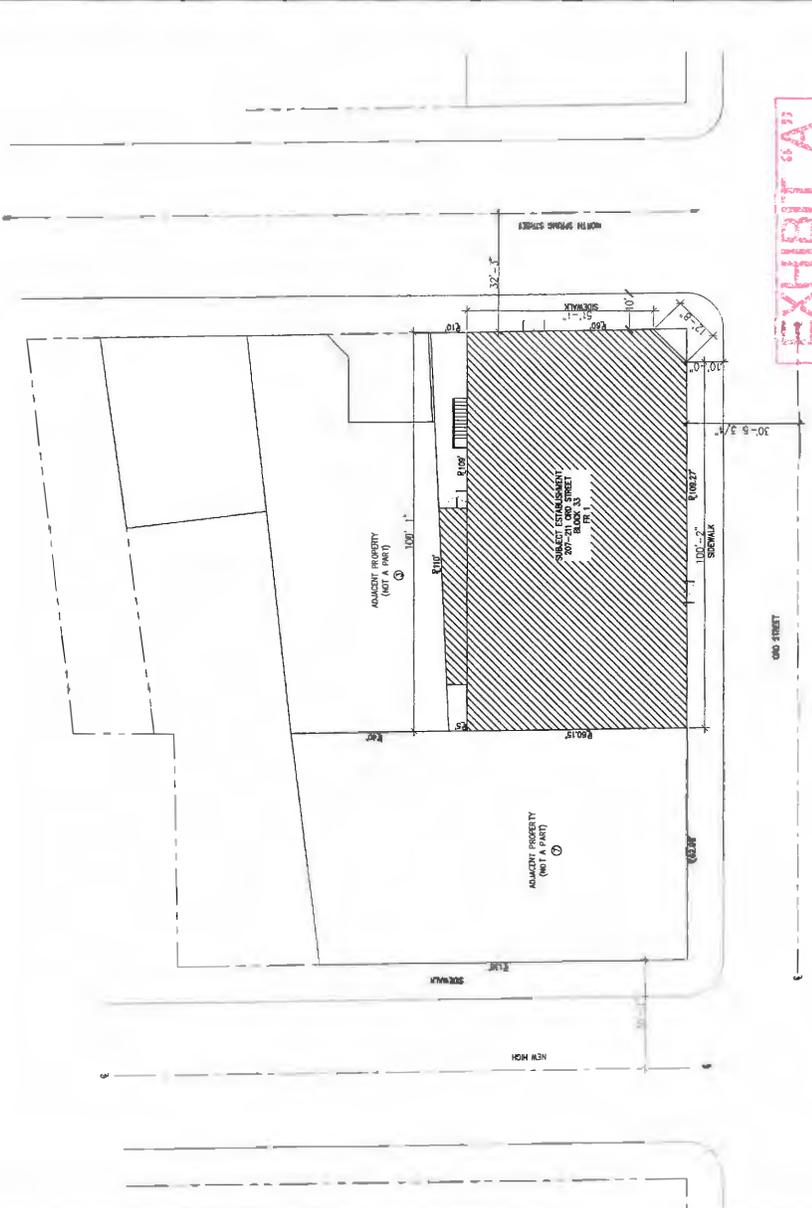
DATE	DESCRIPTION
3/16/2020	DESIGN UPDATE
2/26/2020	UPDATE
1/24/20	PLANNING SUBMITTAL
10/04/19	AS-BUILT

SHEET NAME

COVER

SHEET NUMBER

A-0.0



RESTAURANT MARKET INFORMATION

AREA	SQ.FT.	SEATS	AREA	SQ.FT.	SEATS
BAR AREA	240	18	KITCHEN	528	-
CUSTOMER AREA	732	58	SERVICE AREA	188	-
STORAGE	63	-	CUSTOMER AREA	937	42
WOMEN'S RESTROOM	16	-	TRUCK AREA	141	-
ADA RESTROOM	46	-	OFFICE/STORAGE A	853	-
ADA OFFICE	154	-	WALK-IN COOLERS/FREEZERS	323	-
BAR LOUNGE (TOTAL)	1,145	66	STORAGE B	144	-
			WOMEN'S RESTROOM	90	-
			ADA RESTROOM	106	-
			OTHER	300	-
			RESTAURANT (TOTAL)	3,715	48

LOUNGE INFORMATION

TYPE OF USE : RESTAURANT
 TYPE OF ALCOHOL : Z1 - FULL LINE OFF-SITE & 47 - FULL LINE RESTAURANT
 HOURS OF OPERATION : 8 A.M. TO 4 A.M. DAILY
 INTERIOR AREA : 5,080 S.F.
 SEATING : 98 SEATS
 LIVE ENTERTAINMENT : NONE
 DANCING : NONE
 PARKING : NONE REQUIRED OR PROVIDED. STATE ENTERPRISE ZONE.

PROJECT DETAILS

PROPOSED EQUIPMENT LIST

ITEM NO	QTY	EQUIPMENT CATEGORY	DESCRIPTION
A	(N) 1	REFRIGERATOR, UNDERCOUNTER	REFRIGERATOR, UNDERCOUNTER
B	(N) 3	DISHWASHER, UNDERCOUNTER	DISHWASHER, UNDERCOUNTER
C	(N) 1	SPASSWASHER, UNDERCOUNTER	SPASSWASHER, UNDERCOUNTER
D	(N) 2	BACK BAR COOLER	BACK BAR COOLER
E	(N) 1	WALK-IN COOLER	WALK-IN COOLER
F	(N) 1	WALK-IN FREEZER	WALK-IN FREEZER
G	(N) 1	WALK-IN COOLER	WALK-IN COOLER
H	(N) 1	WALK-IN FREEZER	WALK-IN FREEZER
I	(N) 1	WALK-IN COOLER	WALK-IN COOLER
J	(N) 1	WALK-IN FREEZER	WALK-IN FREEZER
K.1	(N) 1	ICE MAKER W/O BIN	ICE MAKER W/O BIN
K.2	(N) 1	SN. ICE	SN. ICE

ITEM NO	QTY	EQUIPMENT CATEGORY	DESCRIPTION
L	(N) 1	REFRIGERATOR, UNDERCOUNTER	REFRIGERATOR, UNDERCOUNTER
M	(N) 3	DISHWASHER, UNDERCOUNTER	DISHWASHER, UNDERCOUNTER
N	(N) 1	SPASSWASHER, UNDERCOUNTER	SPASSWASHER, UNDERCOUNTER
O	(N) 2	BACK BAR COOLER	BACK BAR COOLER
P	(N) 1	WALK-IN COOLER	WALK-IN COOLER
Q	(N) 1	WALK-IN FREEZER	WALK-IN FREEZER
R	(N) 1	WALK-IN COOLER	WALK-IN COOLER
S	(N) 1	WALK-IN FREEZER	WALK-IN FREEZER
T	(N) 1	WALK-IN COOLER	WALK-IN COOLER
U	(N) 1	WALK-IN FREEZER	WALK-IN FREEZER
V	(N) 1	ICE MAKER W/O BIN	ICE MAKER W/O BIN
W	(N) 1	SN. ICE	SN. ICE

ITEM NO	QTY	EQUIPMENT CATEGORY	DESCRIPTION
X	(N) 1	REFRIGERATOR, UNDERCOUNTER	REFRIGERATOR, UNDERCOUNTER
Y	(N) 3	DISHWASHER, UNDERCOUNTER	DISHWASHER, UNDERCOUNTER
Z	(N) 1	SPASSWASHER, UNDERCOUNTER	SPASSWASHER, UNDERCOUNTER
AA	(N) 2	BACK BAR COOLER	BACK BAR COOLER
AB	(N) 1	WALK-IN COOLER	WALK-IN COOLER
AC	(N) 1	WALK-IN FREEZER	WALK-IN FREEZER
AD	(N) 1	WALK-IN COOLER	WALK-IN COOLER
AE	(N) 1	WALK-IN FREEZER	WALK-IN FREEZER
AF	(N) 1	ICE MAKER W/O BIN	ICE MAKER W/O BIN
AG	(N) 1	SN. ICE	SN. ICE

ITEM NO	QTY	EQUIPMENT CATEGORY	DESCRIPTION
AH	(N) 1	REFRIGERATOR, UNDERCOUNTER	REFRIGERATOR, UNDERCOUNTER
AI	(N) 3	DISHWASHER, UNDERCOUNTER	DISHWASHER, UNDERCOUNTER
AJ	(N) 1	SPASSWASHER, UNDERCOUNTER	SPASSWASHER, UNDERCOUNTER
AK	(N) 2	BACK BAR COOLER	BACK BAR COOLER
AL	(N) 1	WALK-IN COOLER	WALK-IN COOLER
AM	(N) 1	WALK-IN FREEZER	WALK-IN FREEZER
AN	(N) 1	WALK-IN COOLER	WALK-IN COOLER
AO	(N) 1	WALK-IN FREEZER	WALK-IN FREEZER
AP	(N) 1	ICE MAKER W/O BIN	ICE MAKER W/O BIN
AQ	(N) 1	SN. ICE	SN. ICE

ITEM NO	QTY	EQUIPMENT CATEGORY	DESCRIPTION
AR	(N) 1	REFRIGERATOR, UNDERCOUNTER	REFRIGERATOR, UNDERCOUNTER
AS	(N) 3	DISHWASHER, UNDERCOUNTER	DISHWASHER, UNDERCOUNTER
AT	(N) 1	SPASSWASHER, UNDERCOUNTER	SPASSWASHER, UNDERCOUNTER
AU	(N) 2	BACK BAR COOLER	BACK BAR COOLER
AV	(N) 1	WALK-IN COOLER	WALK-IN COOLER
AW	(N) 1	WALK-IN FREEZER	WALK-IN FREEZER
AX	(N) 1	WALK-IN COOLER	WALK-IN COOLER
AY	(N) 1	WALK-IN FREEZER	WALK-IN FREEZER
AZ	(N) 1	ICE MAKER W/O BIN	ICE MAKER W/O BIN
BA	(N) 1	SN. ICE	SN. ICE

ITEM NO	QTY	EQUIPMENT CATEGORY	DESCRIPTION
BB	(N) 1	REFRIGERATOR, UNDERCOUNTER	REFRIGERATOR, UNDERCOUNTER
BC	(N) 3	DISHWASHER, UNDERCOUNTER	DISHWASHER, UNDERCOUNTER
BD	(N) 1	SPASSWASHER, UNDERCOUNTER	SPASSWASHER, UNDERCOUNTER
BE	(N) 2	BACK BAR COOLER	BACK BAR COOLER
BF	(N) 1	WALK-IN COOLER	WALK-IN COOLER
BG	(N) 1	WALK-IN FREEZER	WALK-IN FREEZER
BH	(N) 1	WALK-IN COOLER	WALK-IN COOLER
BI	(N) 1	WALK-IN FREEZER	WALK-IN FREEZER
BJ	(N) 1	ICE MAKER W/O BIN	ICE MAKER W/O BIN
BK	(N) 1	SN. ICE	SN. ICE

EXISTING EQUIPMENT LIST

ITEM NO	QTY	EQUIPMENT CATEGORY	DESCRIPTION
1	(N) 1	REFRIGERATOR, UNDERCOUNTER	REFRIGERATOR, UNDERCOUNTER
2	(N) 3	DISHWASHER, UNDERCOUNTER	DISHWASHER, UNDERCOUNTER
3	(N) 1	SPASSWASHER, UNDERCOUNTER	SPASSWASHER, UNDERCOUNTER
4	(N) 2	BACK BAR COOLER	BACK BAR COOLER
5	(N) 1	WALK-IN COOLER	WALK-IN COOLER
6	(N) 1	WALK-IN FREEZER	WALK-IN FREEZER
7	(N) 1	WALK-IN COOLER	WALK-IN COOLER
8	(N) 1	WALK-IN FREEZER	WALK-IN FREEZER
9	(N) 1	ICE MAKER W/O BIN	ICE MAKER W/O BIN
10	(N) 1	SN. ICE	SN. ICE

ITEM NO	QTY	EQUIPMENT CATEGORY	DESCRIPTION
11	(N) 1	REFRIGERATOR, UNDERCOUNTER	REFRIGERATOR, UNDERCOUNTER
12	(N) 3	DISHWASHER, UNDERCOUNTER	DISHWASHER, UNDERCOUNTER
13	(N) 1	SPASSWASHER, UNDERCOUNTER	SPASSWASHER, UNDERCOUNTER
14	(N) 2	BACK BAR COOLER	BACK BAR COOLER
15	(N) 1	WALK-IN COOLER	WALK-IN COOLER
16	(N) 1	WALK-IN FREEZER	WALK-IN FREEZER
17	(N) 1	ICE MAKER W/O BIN	ICE MAKER W/O BIN
18	(N) 1	SN. ICE	SN. ICE

ITEM NO	QTY	EQUIPMENT CATEGORY	DESCRIPTION
19	(N) 1	REFRIGERATOR, UNDERCOUNTER	REFRIGERATOR, UNDERCOUNTER
20	(N) 3	DISHWASHER, UNDERCOUNTER	DISHWASHER, UNDERCOUNTER
21	(N) 1	SPASSWASHER, UNDERCOUNTER	SPASSWASHER, UNDERCOUNTER
22	(N) 2	BACK BAR COOLER	BACK BAR COOLER
23	(N) 1	WALK-IN COOLER	WALK-IN COOLER
24	(N) 1	WALK-IN FREEZER	WALK-IN FREEZER
25	(N) 1	ICE MAKER W/O BIN	ICE MAKER W/O BIN
26	(N) 1	SN. ICE	SN. ICE

ITEM NO	QTY	EQUIPMENT CATEGORY	DESCRIPTION
27	(N) 1	REFRIGERATOR, UNDERCOUNTER	REFRIGERATOR, UNDERCOUNTER
28	(N) 3	DISHWASHER, UNDERCOUNTER	DISHWASHER, UNDERCOUNTER
29	(N) 1	SPASSWASHER, UNDERCOUNTER	SPASSWASHER, UNDERCOUNTER
30	(N) 2	BACK BAR COOLER	BACK BAR COOLER
31	(N) 1	WALK-IN COOLER	WALK-IN COOLER
32	(N) 1	WALK-IN FREEZER	WALK-IN FREEZER
33	(N) 1	ICE MAKER W/O BIN	ICE MAKER W/O BIN
34	(N) 1	SN. ICE	SN. ICE

ITEM NO	QTY	EQUIPMENT CATEGORY	DESCRIPTION
35	(N) 1	REFRIGERATOR, UNDERCOUNTER	REFRIGERATOR, UNDERCOUNTER
36	(N) 3	DISHWASHER, UNDERCOUNTER	DISHWASHER, UNDERCOUNTER
37	(N) 1	SPASSWASHER, UNDERCOUNTER	SPASSWASHER, UNDERCOUNTER
38	(N) 2	BACK BAR COOLER	BACK BAR COOLER
39	(N) 1	WALK-IN COOLER	WALK-IN COOLER
40	(N) 1	WALK-IN FREEZER	WALK-IN FREEZER
41	(N) 1	ICE MAKER W/O BIN	ICE MAKER W/O BIN
42	(N) 1	SN. ICE	SN. ICE

ITEM NO	QTY	EQUIPMENT CATEGORY	DESCRIPTION
43	(N) 1	REFRIGERATOR, UNDERCOUNTER	REFRIGERATOR, UNDERCOUNTER
44	(N) 3	DISHWASHER, UNDERCOUNTER	DISHWASHER, UNDERCOUNTER
45	(N) 1	SPASSWASHER, UNDERCOUNTER	SPASSWASHER, UNDERCOUNTER
46	(N) 2	BACK BAR COOLER	BACK BAR COOLER
47	(N) 1	WALK-IN COOLER	WALK-IN COOLER
48	(N) 1	WALK-IN FREEZER	WALK-IN FREEZER
49	(N) 1	ICE MAKER W/O BIN	ICE MAKER W/O BIN
50	(N) 1	SN. ICE	SN. ICE

ITEM NO	QTY	EQUIPMENT CATEGORY	DESCRIPTION
51	(N) 1	REFRIGERATOR, UNDERCOUNTER	REFRIGERATOR, UNDERCOUNTER
52	(N) 3	DISHWASHER, UNDERCOUNTER	DISHWASHER, UNDERCOUNTER
53	(N) 1	SPASSWASHER, UNDERCOUNTER	SPASSWASHER, UNDERCOUNTER
54	(N) 2	BACK BAR COOLER	BACK BAR COOLER
55	(N) 1	WALK-IN COOLER	WALK-IN COOLER
56	(N) 1	WALK-IN FREEZER	WALK-IN FREEZER
57	(N) 1	ICE MAKER W/O BIN	ICE MAKER W/O BIN
58	(N) 1	SN. ICE	SN. ICE

PROJECT INFORMATION

THE LITTLE JEWEL OF NEW ORLEANS & THE SWAMP ROOM
 207-211 ORD STREET
 LOS ANGELES, CA 90012

SUBMITTALS

DATE	DESCRIPTION
3/16/2020	DESIGN UPDATE
2/26/2020	UPDATE
1/24/20	PLANNING SUBMITTAL
10/04/19	AS-BUILT

LEGEND

SYMBOL	DESCRIPTION
(E) EXTERIOR WALL	EXTERIOR WALL
(E) WALL	WALL
(A) WALL	WALL
(D) WALL	WALL
(E) EXIT SIGN (BATTERY BACK-UP)	EXIT SIGN (BATTERY BACK-UP)

RESTAURANT/MARKET INFORMATION

AREA	SEATS	SQ.FT.
BAR AREA	18	206
CUSTOMER AREA	58	124
WOMEN'S RESTROOM	0	46
MEN'S RESTROOM	0	134
BAR LOUNGE (TOTAL)	58	1,345
STORAGE A	0	184
STORAGE B	0	106
WOMEN'S RESTROOM	0	106
MEN'S RESTROOM	0	390
OTHER	0	390
RESTAURANT (TOTAL)	58	3,715

LOUNGE INFORMATION

AREA	SEATS	SQ.FT.
BAR AREA	18	206
CUSTOMER AREA	58	124
WOMEN'S RESTROOM	0	46
MEN'S RESTROOM	0	134
BAR LOUNGE (TOTAL)	58	1,345

KEYNOTES

- 1" x 1" TRASH BIN
- (E) DUCT
- PASS THROUGH: 24" D X 36"
- PLUMBING WALL BEHIND EQUIPMENT
- BAR TOP: 24" D X 19"-2" L
- ALCOHOL STORAGE
- ALCOHOL DISPLAY

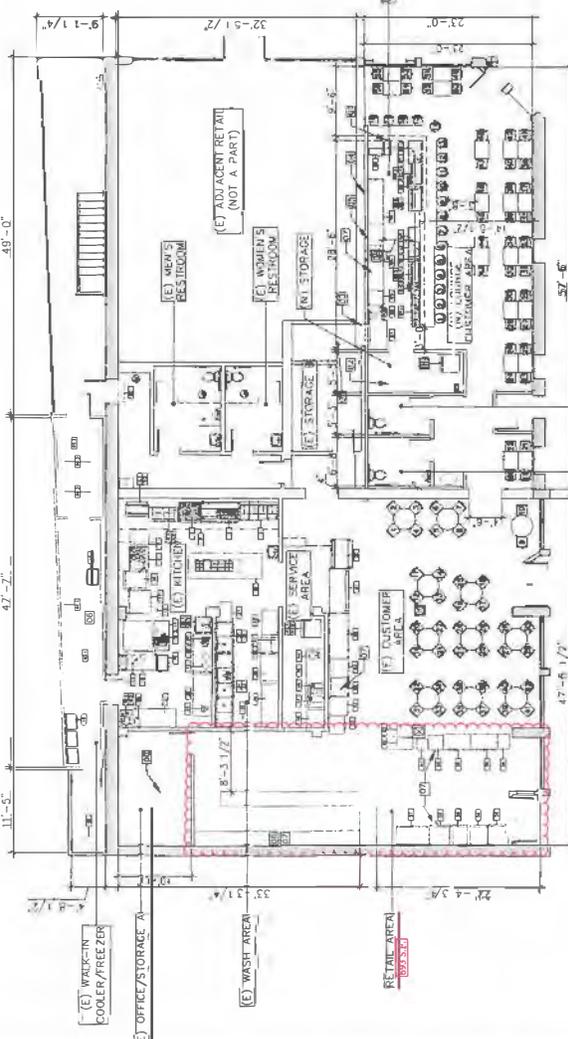


EXHIBIT "A"
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 Case No EA-2020-492-cub

PROPOSED FLOOR PLAN

SHEET NAME
 PROPOSED FLOOR PLAN
SHEET NUMBER
 A2.0